

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 21 May 2012, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

The meeting was called to order at 7:00 p.m. by Jim Russell.

Thirteen (13) members were present: Anne Burdick, Eileen Delaney, Donna Gebhart, Jackie Heyneman, Roy Moosa, Jim Russell, Jean Dooley, Tom Harrington, Steve Smith, Jack Wood, Ike Perez, Michele Bain and Harry Christiansen. Ron Miller was excused. Paul Schaden was not present. (He has been approved by the Planning Group to replace Chuck Sanacore, but is awaiting formal appointment from the Board of Supervisors.)

Mr. Russell noted there will be 8 seats on the Fallbrook Community Planning Group up for election in the November General Election. Application can be made at the San Diego County Registrar of Voters between 16 July and 10 August.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion, & Non-voting item.

Mr. Russell informed the Group that County Staff was working on modifications to Board Policy I.1 and I.1A. They expected to have the Policy modifications ready for Board review. The changes should be out for public review by late summer early fall of this year.

Mr. Crag Grimm informed the Group that he was heading up a group on local businesses that were exploring setting up a Commercial Benefit District. He stated that the closest Benefit District like what was being considered would be the Little Italy Benefit District. Mr. Grimm informed the audience that surveys would be mailed out in the near future to evaluate interest the by the commercial property owners.

Ms. Burdick reported that the Naval Weapons Station gate improvements were underway and that the County portion of the work was complete and the Base side work still has some improvements remaining. She also noted that the County has installed a crosswalk at Aviation and Mission and across Mission at the same intersection. She applauded the County Traffic Engineering division, under the direction of Murali Pasumathi, for their continuing commitment to resolving traffic issues in Fallbrook.

2. Approval of the minutes for the meetings of 16 April 2012. Voting Item.

Ms. Bain motioned to approve the Minutes as presented and the motion passed unanimously.

3. TIF Update issues:

Review the County's TIF Update materials (listed below) and identify any previously-listed TIF road improvements in Fallbrook that should have been included on the current TIF list.

- 1) Fallbrook Mobility element Network (Map and Description of Segments):

http://www.sdcounty.ca.gov/dplu/gpupdate/docs/GP/ME_fallbrook.pdf

- 2) Draft TIF Update –

<http://www.sdcounty.ca.gov/dpw/land/landpdf/Docs/TransNeedsReport.pdf>

- a) Identification of TIF Facilities – Approach & Methodology (page 6)
- b) Fallbrook TIF Segments (p. 31-32)

c) Fallbrook TIF Facility Map (p. 81)

d) Reasons why a road is not a TIF Facility (Screen capture from Power Point Presentation)

Circulation Committee. Community Input. Voting Item.

Ms. Burdick introduced the subject. She detailed the proposed evaluation method that DPW has used to identify the TIF network and the resulting change in fees. The fee is scheduled to be reduced dramatically and refocused to mitigate the cumulative impacts of new development. The currently identified projects in the new plan) include two small segments on Fallbrook Street, Reche from Live Oak to Stage Coach, Stage Coach from Reche to East Mission, two small segments on Old Highway 395, Pankey Road from Pala Mesa to SR-76, Horse Ranch Creek Road, and a small segment on Stewart Canyon Road. Beyond these projects, road improvements would be the the Fallbrook area (under responsibility of future developments. Ms. Burdick pointed out that in a "Frequently Asked Questions" segment of the new TIF guidelines handout, DPW clearly stated it would not be seeking local Planning Group input on the TIF eligible network.

Roads like Yucca and Pepper Tree were of major concern to the Planning Group in the past. While future developments along these roads would improve portions of the road, connectivity to the local network would be very difficult to complete without TIF funds. Ms. Burdick also noted that the Planning Group's 2011 request for DPW to consider improving the intersections along Stage Coach instead of widening the entire alignment appeared to have been overlooked.

4. **Capital Improvement Projects** – Distribution of 2012 CIP (Capital Improvement Projects) list and Review of Priorities for Projects, including a discussion and vote on the feasibility of recommending to the county that Roackycrest Road be added to the CIP List.

<http://www.sdcounty.ca.gov/dpw/engineer/engineerpdf/5yrplan.pdf> . **Circulation Committee.**

Community Input. Voting Item.

Ms. Burdick introduced the item by outlining the CIP projects that DPW currently has listed in the updated 2012-2016 CIP list. The list did not reflect the priority that the Group had reviewed and approved with the exception of the Traffic Signal list. Several roads previously on the CIP list had been removed with out any input from the Planning Group.

Representatives of property owners along Rockycrest Road addressed the Group stating the Rockycrest was one of those roads that had been on the DPW CIP list in the past and had been removed. They informed the Group that they were conducting (at their own expense) a traffic study of the amount and category of traffic utilizing RockyCrest. Preliminary analysis had the number of vehicles set to be in excess of 1,200 per day. The existing uses are residential and commercial car and truck traffic, as well as school bus (with stops) and pedestrian traffic. Without sidewalks and with uncontrolled storm water runoff (from County maintained roads to the west and east) Rocky Crest has become a hazardous segment of road. The citizen Committee stated that due to the present and historic use this road way, it has become a *de-facto* public road. Additionally the maintenance of the roadway for the public use has created a financial hardship on the property owners along the right of way.

As a result of lengthly discussion two motions were put forward.

- 1) Ms. Burdick motioned to request that DPW consider adding Rocky Crest to the CIP list due to the current high volume of public use between the two County maintained roads, the major safety concerns with general vehicle behavior on the road, (weaving in-and-out to avoid large potholes), current school bus traffic (and stops), student pedestrian traffic, commercial vehicle use, emergency services vehicles and uncontrolled storm water runoff from County maintained roads. Creating a safe and functional roadway for all of these public needs is beyond the capabilities of the eight adjoining property owners. Furthermore, the right of way appears to have become a *de-facto* public road due to the current and historic use. The motion passed unanimously.

2) Ms. Burdick motioned to request that DPW modify the CIP list of projects eliminate the widening of the entirety of East Mission and Stage Coach and instead include the improvement of the intersections prior to any widening of the road, and to include Yucca Street, Pepper Tree and Old 395 to the list. Also list the Bikeways and Pathways the community needs for connectivity. The motion passed unanimously.

5. AD012-13 Request for an Administrative Permit for an oversized garage on the 2.51 acres located at 29 Rolling View Lane. Owner and Applicant: Vince Luchenta, 760-594-0771. Contact person Gary Woods, 949-319-5241. County planner Don Kraft, 858-694-3856, don.kraft@sdcounty.ca.gov. Land Use Committee. Community input. Voting item.

The applicant was not present. Mr. Wood stated that the request was for a 4,600 square foot garage in the Rolling Hills Community. The applicant had received permission from the adjoining property owners. After inspecting the site the Land Use Committee had no objections to the request.

After no further discussion, Mr. Wood motioned to approve the request as presented. The motion passed with Ms. Bain abstaining.

6. Request for waiver 'B' Designator for APN 103-136-03 located at 301-307 Mission Road, Fallbrook for replacement of wall AC and new windows and sliding glass doors. County planner Debra Frischer 8580495-5201, debra.frischer@sdcounty.ca.gov. Design Review Committee. Community input. Voting item.

The applicant was not present. Ms. Delaney presented the request replace windows and doors on the structure as well as moving the AC unit to the roof. Ms. Delaney stated that the only concern that the Design Review Committee had was the color of the AC unit on the roof. However, the applicant had presented an updated plan noting the AC unit to be painted to match the Buildings stucco to address the Committee concern.

With no further discussion Ms. Delaney motioned to approve the request as presented and the motion passed unanimously.

The meeting was adjourned at 7:36 p.m.
Tom Harrington, secretary.